

# Fletcher & Company

20 Songbird Close, Darley Abbey, Derby, DE22 1LB

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Price £325,000

Freehold

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- Versatile & Spacious Accommodation
- uPVC Double Glazing & Gas Central Heating
- Entrance Hall, Fitted Guest Cloakroom, Utility & Bedroom Four/Study to Ground Floor
- Dining Kitchen & Lounge to First Floor
- Three Bedrooms, Master with En-Suite & Bathroom to Second Floor
- Enclosed South-Facing Garden
- Driveway
- Garage





## Summary

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Superbly positioned three storey, four bedroom, semi-detached townhouse in this highly desirable location North of Derby City Centre and close to Darley Park.

This is an opportunity to acquire a particularly well positioned three storey, four bedroom townhouse occupying a very pleasant plot at the end of the cul-de-sac with a southerly aspect.

The property is set back behind a driveway with integral garage.

The ground floor comprises entrance hall, fitted guest cloakroom, utility and study/fourth bedroom. The first floor landing leads to a dining kitchen and spacious L-shaped lounge. The second floor has a master bedroom with en-suite shower room, two further bedrooms and well appointed bathroom.

As mentioned, the rear garden is enclosed by timber fencing and walling and features a patio and lawn with a pleasant outlook over mature trees.

# F&C

## The Location

The property's location off sought-after Duffield Road gives easy access into Derby City Centre and a wealth of amenities. A regular bus service runs along the A6 Duffield Road and the property is also within very easy reach of beautiful Darley Park and the River Derwent which offers some impressive walks and café/restaurants, also boasting the Nutwood Nature Reserve and reputable primary school, Walter Evans.

## Accommodation

### Ground Floor

#### Entrance Hall

18'5" x 4'5" (5.63 x 1.35)

Panelled double glazed entrance door provides access into hallway with central heating radiator, staircase to first floor with useful under-stairs storage cupboard, integral door to garage and panelled doors to fitted guest cloakroom, utility and study/bedroom four.



#### Guest Cloakroom WC

7'11" x 3'2" (2.43 x 0.98)

With a white suite comprising low flush WC, pedestal wash handbasin, central heating radiator and uPVC double glazed window to front.

#### Study/Bedroom Four

10'11" x 8'10" (3.35 x 2.71)

With central heating radiator and uPVC double glazed French doors to rear garden.



### Utility

8'3" x 5'10" (2.54 x 1.79)

With a roll edged worktop having tiled surround, inset one and a quarter stainless steel sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, appliance spaces suitable for washing machine and tumble dryer, central heating radiator, wall mounted gas-fired boiler and panelled sealed unit double glazed door with uPVC double glazed side light providing access to rear garden.



### First Floor

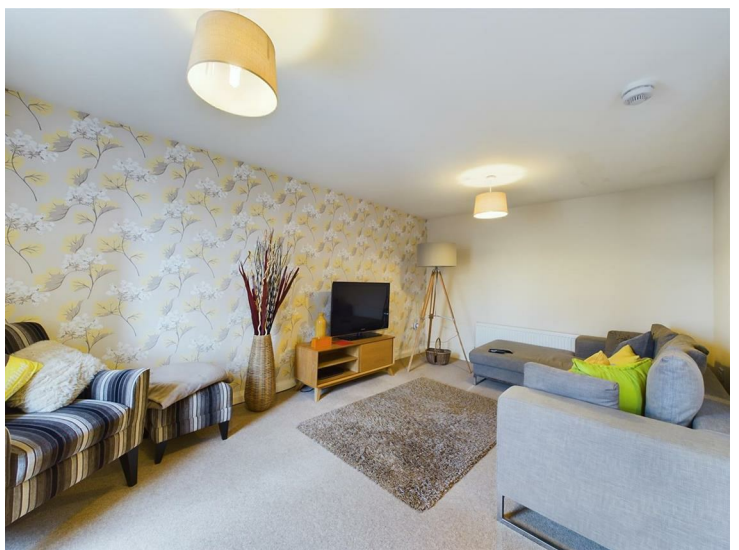
#### Landing

Semi-galleried landing with feature balustrade, central heating radiator, staircase to second floor, uPVC double glazed window to side and panelled doors to spacious L-shaped lounge and dining kitchen.

#### L-Shaped Lounge

16'9" x 10'7" (5.12 x 3.25)

With two central heating radiators and two uPVC double glazed windows to front.



### Dining Kitchen

17'1" x 10'1" (5.22 x 3.09)

A very pleasant light and airy room courtesy of the southerly aspect and uPVC double glazed window with matching French doors incorporating a Juliet balcony to rear.



### Dining Area

With central heating radiator.



### Kitchen Area

With L-shaped roll edge preparation surfaces having tiled surrounds, inset one and a quarter sink unit with mixer tap, fitted base cupboards and drawers with a complementary range of wall mounted cupboards, inset four plate gas hob with extractor hood over, integrated microwave, oven, dishwasher, fridge and freezer and recessed ceiling spot lighting.



### Second Floor

#### Landing

Galleried landing with the continuation of the balustrade, central heating radiator, access to loft space, airing cupboard, uPVC double glazed window to side and doors to three bedrooms and well appointed bathroom.

### **Bedroom One**

11'3" x 10'4" (3.44 x 3.16)

With central heating radiator, built-in wardrobes, uPVC double glazed window to front and panelled door to well appointed en-suite shower room.



### **En-Suite**

8'2" x 3'6" (2.49 x 1.08)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, shower cubicle with integrated shower, central heating radiator and recessed ceiling spotlighting.



### **Bedroom Two**

9'8" x 8'5" (2.97 x 2.59)

With central heating radiator, built-in wardrobe and uPVC double glazed window to rear.



### **Bedroom Three**

8'5" x 8'3" (2.57 x 2.53)

With central heating radiator and uPVC double glazed window to rear.



### **Well Appointed Bathroom**

7'4" x 5'8" (2.25 x 1.74)

Fully tiled with a white suite comprising low flush WC, wash handbasin, panelled bath with shower attachment and further integrated shower over, central heating radiator, recessed ceiling spotlighting and uPVC double glazed window to front.



## Outside

The property occupies a particularly pleasant location on Songbird Close tucked away at the end of the cul-de-sac, with a south-facing rear garden.

To the rear of the property is a patio area which gives way to a lawn bound by herbaceous borders. The garden is retained by closed slat timber fencing and wall.

To the front of the property a block paved driveway gives access to the integral garage adjacent to a further lawned section and pathway.

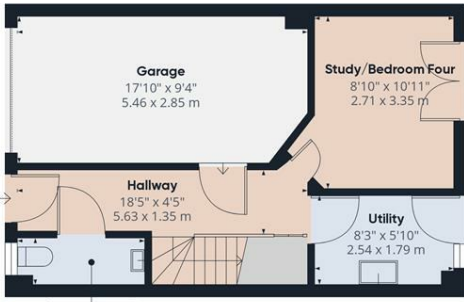


## Integral Garage

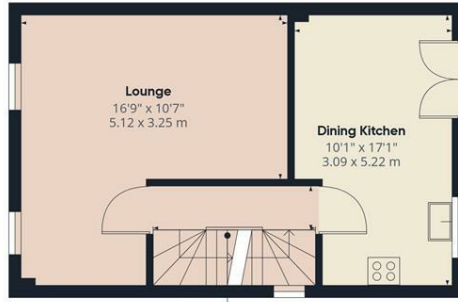
17'10" x 9'4" (5.46 x 2.85)

Council Tax Band D - Derby

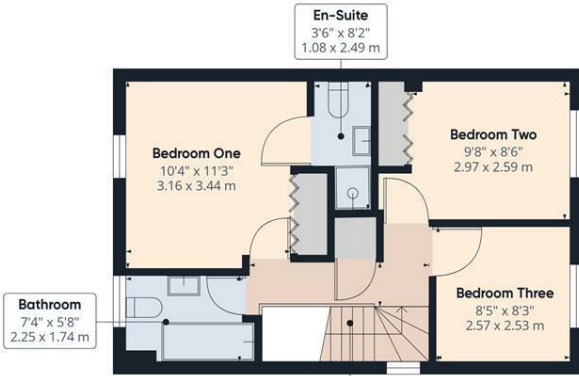




Floor 0



Floor 1



Floor 2

Approximate total area<sup>2</sup>

1333.56 ft<sup>2</sup>  
123.89 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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20 Songbird Close  
Darley Abbey  
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Council Tax Band: D  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	